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WELCOME TO:

# DRUMMOND STREET

6 (2F4) Drummond Street, Old Town, Edinburgh, EH89TU





## DRUMMOND STREET AT A GLANCE:



Prestigious Old Town location



Category B-listed apartment



Newly renovated kitchen



Minutes from The Royal Mile



Arthur's Seat and Holyrood Park nearby



The University of Edinburgh close by

## EXTRAS:

All fixtures and fittings, including; light fittings and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

An exceptional apartment in a prestigious Edinburgh location upgraded throughout to provide a most stylish home. Forming the second floor of a Category B-listed tenement with skyline views, the current owner has meticulously designed the property incorporating creative architectural touches to give a contemporary loft-like feel. Tasteful renovations to the kitchen and bathroom further add to this modern yet comfortable ambience. Minutes from Arthur's Seat and Holyrood Park, The Royal Mile, and the City Centre, it presents an opportunity for a desirable home or investment.

- Bright living room with twin sash and case windows overlooking Drummond Street and across to The University of Edinburgh's Old College. A raised loft bed with study and/or dining space underneath makes superb use of the floor space.
- Newly renovated peninsula kitchen featuring gloss blue wall and floor units complemented by grey Silestone worktops and splashback. Integrated appliances include a pulley, high-spec Stoves cooker, extractor hood, dishwasher and washing machine/dryer. With pendant lighting, a bespoke window seat, and breakfast bar for four it is a lovely space for dining and relaxing.
- Light-filled double bedroom with high ceilings, bespoke built-in storage, and sash and case window to the front.
- Bathroom featuring a Victorian-style roll top slipper bath with a wall-mounted shower, WC, and circular chrome countertop washbasin.
- Excellent storage.
- Siberian Larch flooring from Russwood in Aviemore.
- Gas central heating throughout (new boiler).
- Permit on-street parking.





## LOCATION, LOCATION, LOCATION:

Drummond Street sits in an enviable location only a short walk from the iconic Royal Mile. A former site of the 18th century Drummond Street Surgical Hospital, Edinburgh Veterinary College, and Edinburgh Dental Dispensary it is an area steeped in history. Ideally positioned, the open expanse of Arthur's Seat and Holyrood Park are within walking distance. Other green spaces including Princes Street Gardens and The Meadows are both easily reachable on foot.

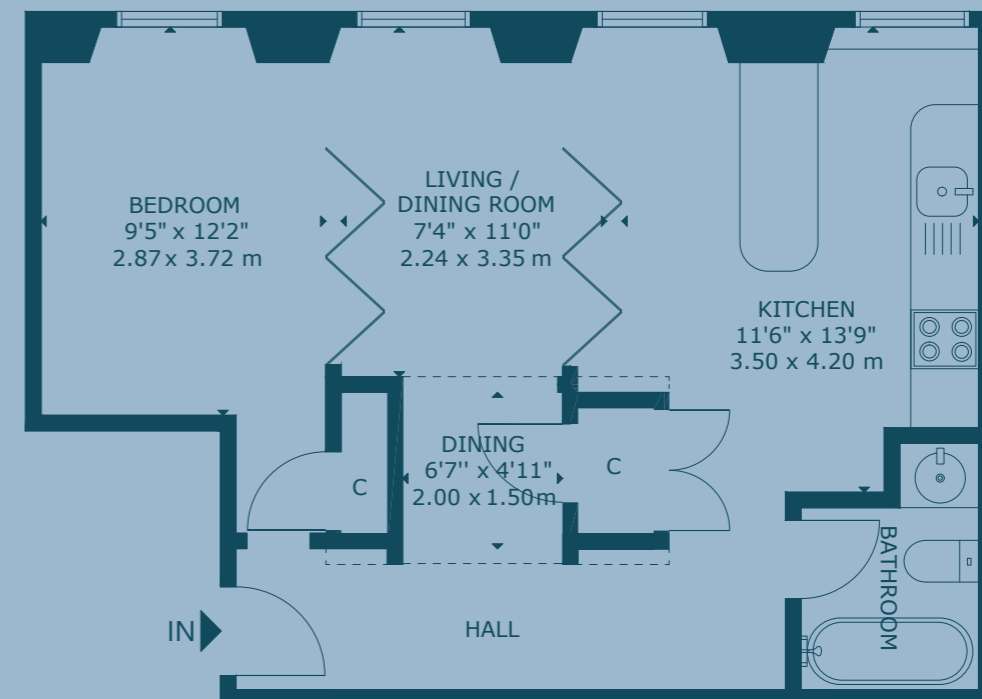
An array of globally renowned cultural destinations from The National Museum of Scotland to The Festival Theatre and The Queen's Hall are all on the doorstep, and a variety of bustling bars, artisan

cafès, and restaurants are readily available to cater to all tastes. There are fantastic sporting facilities available at the nearby Pleasance Sports Complex and Gym such as squash courts, fitness classes, and dance studios. Daily shopping needs are met by a variety of independent stores along with well-known retailers including a Sainsbury's Local and Tesco Express.

Access to public transport is second to none, with excellent bus connections within the immediate area and Waverley Train Station and the nearest tram stop being less than a ten minute walk away.



## FLOOR PLAN:



SECOND FLOOR

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Approx. Gross Internal Area

570 Sq Ft - 53 Sq M

For identification only. Not to scale.

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HEAR FROM YOU:

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

